

**NOTE: THE FOLLOWING DOCUMENTATION
WAS SUBMITTED FOR THE RECORD BEFORE
OR AT THE PLANNING COMMISSION HEARING
ON THIS ITEM WHICH IS NOW APPEARING
BEFORE THE CITY COUNCIL**

Dorothy Marsili

From: Carmel Viado
Sent: Thursday, August 09, 2007 10:30 AM
To: Dorothy Marsili
Subject: FW: Lakes proposed office building

-----Original Message-----

From: Beverly Bridges
Sent: Thursday, August 09, 2007 10:03 AM
To: Agenda Items
Subject: FW: Lakes proposed office building

-----Original Message-----

From: Larry Harala
Sent: Thursday, August 09, 2007 8:34 AM
To: Beverly Bridges
Subject: FW: Lakes proposed office building

-----Original Message-----

From: stan van GUNDY [mailto:stanpatv@yahoo.com]
Sent: Thursday, August 09, 2007 7:40 AM
To: Larry Harala
Subject: Lakes proposed office building

Dear Mr. Harala;

Thank you for attending the neighborhood meeting on Saturday.

I wish to convey to commissioner Wolfson that my wife and I are against having a five story office building at the Lakes. That size building would be completely out of place in that location.

There is a building on the corner of Westcliff and Rainbow that I pass by often, I ask myself why would any one put that size building in that location, because it dwarfs everything around it.

I feel the same comparison will apply to the proposed office building at the Lakes. It is in the middle of a residential neighborhood which only allows two and three story construction,

The neighbors I have talked to all agree that the proposed building would not be appropriate for this area.

Sincerely
363-8010

C.S. Van Gundy 2904 Crystal Bay Drive

Fussy? Opinionated? Impossible to please? Perfect. Join Yahoo!'s user panel and lay it on

Dorothy Marsili

From: Beverly Bridges
Sent: Thursday, August 09, 2007 8:12 AM
To: Agenda Items
Subject: Fw: Citizen Response: Five Story Building in The Lakes area

Sent from my BlackBerry Wireless Handheld

----- Original Message -----

From: Larry Harala
To: Margo Wheeler; Beverly Bridges
Sent: Thu Aug 09 07:10:00 2007
Subject: Citizen Response: Five Story Building in The Lakes area

From: Sjrllion@aol.com[SMTP:SJRLION@AOL.COM]
Sent: Tuesday, July 24, 2007 6:22:59 PM
To: Steve Wolfson
Subject: Five Story Building in The Lakes area Auto forwarded by a Rule

Dear Councilman Wolfson,

It has come to my attention that there is a proposed 5-story building to be built adjacent to Citi Bank in The Lakes area. I am writing to express to you that I am adamantly opposed to a building of that height in our neighborhood. I am not opposed to a new office structure that is commensurate in height with the surrounding office buildings and Citi Bank's offices, but it is totally inappropriate to have the new developer build as high as he has proposed. Please do not allow this to happen, as it would destroy the uniformity and appeal of this area. And, please I ask you to employ whatever powers of persuasion to you might possess to convince the rest of the council that this 5-story building is not a good project for our beautiful area.

I thank you in advance for your advocacy.

Cordially,

Stephanie Rogers

8737 Carlitas Joy Court

Las Vegas, Nevada 89117

(702) 255-9314

Dorothy Marsili

From: Beverly Bridges
Sent: Thursday, August 09, 2007 8:13 AM
To: Agenda Items
Subject: Fw: Citizen Response: Lake Sahara proposed five story bldg.

Sent from my BlackBerry Wireless Handheld

----- Original Message -----

From: Larry Harala
To: Margo Wheeler
Cc: Beverly Bridges
Sent: Thu Aug 09 07:07:48 2007
Subject: Citizen Response: Lake Sahara proposed five story bldg.

From: Nancy Slitz[SMTP:N.SLITZ@VIRIDIANRESIDENTIAL.COM]
Sent: Monday, July 30, 2007 12:13:45 PM
To: Steve Wolfson
Subject: Lake Sahara proposed five story bldg.
Auto forwarded by a Rule

Dear Councilman Wolfson,

Please let this e mail serve as a written letter of opposition to the proposed five story building on Lake Sahara Drive within "The Lakes" community (SDR-22258).

My husband John and I live at 2820 High Sail Court and chose this community because of the serenity and beauty of the lake in our neighborhood. While we are not against the development of this land, we are totally against a five story building on this property. We believe it would change the character of our neighborhood.

We hope you will continue to represent us in this matter.

Sincerely yours,

Nancy and John Slitz

Home phone: 233 2610

Dorothy Marsili

From: Beverly Bridges
Sent: Thursday, August 09, 2007 8:12 AM
To: Agenda Items
Subject: Fw: Citizen Response: 5 story building on Sahara and Lake Sahara

Sent from my BlackBerry Wireless Handheld

----- Original Message -----

From: Larry Harala
To: Margo Wheeler; Beverly Bridges
Sent: Thu Aug 09 07:08:21 2007
Subject: Citizen Response: 5 story building on Sahara and Lake Sahara

From: mdkravec[SMTP:VEGASELVISRENO@EARTHLINK.NET]
Sent: Friday, August 03, 2007 9:43:06 AM
To: Steve Wolfson
Subject: 5 story glass building on Sahara and Lake Sahara Auto forwarded by a Rule

Councilman Wolfson,

I live at the Lakes and I am very much AGAINST the building on Sahara and Lake Sahara. There is a day care, nursing home, and children walking on Lake North to school. If that building fails because the rent is high, we will have an eyesore there. Please vote against it. Traffic on Sahara is bad now, this will make it so much worse. I say NO to this project.

Also, I want a call from YOU, not your assistant.

Sincerely,

Diane Kravec/Jim Hellard
2925 Crystal Bay Drive
LV 89117
cell: 271-9028

Dorothy Marsili

From: Beverly Bridges
Sent: Thursday, August 09, 2007 8:12 AM
To: Agenda Items
Subject: Fw: Citizen Response Lake Sahara Five story building

Sent from my BlackBerry Wireless Handheld

----- Original Message -----

From: Larry Harala
To: Margo Wheeler; Beverly Bridges
Sent: Thu Aug 09 07:08:54 2007
Subject: Citizen Response Lake Sahara Five story building

From: Lou Somers[SMTP:LOUSOMERS@COX.NET]
Sent: Sunday, July 29, 2007 11:28:14 AM
To: Steve Wolfson
Cc: Gary Reese
Subject: Five story building

Dear Councilman Wolfson,

I am very much opposed to the five story building that is proposed along the Lake Sahara & the vacant lot adjacent to the Citibank building on Sahara Ave. I live within "The Lakes" community near the proposed (SDR-22258). The height of this building will dwarf any structure within a six mile stretch of Sahara, and will be an eye sore to the neighborhood, rather than a welcoming one. Please consider this very carefully, as this is NOT a neighborhood friendly building. Other options can be proposed and would be a welcoming addition to our community. Thank you for your time and will see you at the Planning Commission Hearing on Aug.9th.

Louis Somers

3004 Island View Ct

Las Vegas, NV 89117

Phone 363-0329

Dorothy Marsili

From: Beverly Bridges
Sent: Thursday, August 09, 2007 8:12 AM
To: Agenda Items
Subject: Fw: Citizen Response Lake Sahara Office Building

Attachments: click_to_call.gif; caddy004.jpg



click_to_call.gif
(409 B)



caddy004.jpg (11
KB)

Sent from my BlackBerry Wireless Handheld

----- Original Message -----

From: Larry Harala
To: Margo Wheeler; Beverly Bridges
Sent: Thu Aug 09 07:09:32 2007
Subject: Citizen Response Lake Sahara Office Building

From: Sonio's[SMTP:SONIOSCAFE@AOL.COM]
Sent: Sunday, July 29, 2007 12:11:11 PM
To: Steve Wolfson
Subject: opposition for buliding in the lakes Auto forwarded by a Rule

Dear Mr. Wolfson;

We are opposing the new 5 story building being proposed next to citibank in the lakes. We are homeowners in the lakes, actually, we own two homes across from each other, both on the lake, and feel that the amount of traffic that this building would bring to our area would also bring with it, additional problems that would lower our quality of living, and our real property values. It would also ruin the views for many people who have purchased homes farther west of us. We hope that you can fight against this, and perhaps get them to tone the building down a bit, if not completely.

Sincerely,

Yiorgo & Rebecca Aretos

See Your Future. Be Your Future. Make Your Future.

Yiorgo Aretos
President

Sonio's Cafe & Rotisserie
3900 W. Charleston
Suite 120
Las Vegas, NV 89102 <[http://maps.yahoo.com/py/maps.py?Pyt=Tmap&addr=3900+W.
+Charleston&csz=Las+Vegas%2C+NV+89102&country=us](http://maps.yahoo.com/py/maps.py?Pyt=Tmap&addr=3900+W.+Charleston&csz=Las+Vegas%2C+NV+89102&country=us)>

yiorgo@sonioscafe.com <<mailto:yiorgo@sonioscafe.com>> catering@sonioscafe.com
<<mailto:catering@sonioscafe.com>> www.sonioscafe.com <<http://www.sonioscafe.com>>

tel:
mobile:

702-307-2177 <[http://www.plaxo.com/click_to_call?src=jj_signature&To=702-307-2177
&Email=no5film@aol.com](http://www.plaxo.com/click_to_call?src=jj_signature&To=702-307-2177&Email=no5film@aol.com)>
702-493-6507 <[http://www.plaxo.com/click_to_call?src=jj_signature&To=702-493-6507
&Email=no5film@aol.com](http://www.plaxo.com/click_to_call?src=jj_signature&To=702-493-6507&Email=no5film@aol.com)>

Want to always have my latest info? <[https://www.plaxo.com/add_me?u=34360266625
&src=client_sig_212_1_banner_join&invite=1](https://www.plaxo.com/add_me?u=34360266625&src=client_sig_212_1_banner_join&invite=1)>

Want a signature like this? <[http://www.plaxo.com/signature?src=client_sig_212_1
_banner_sig](http://www.plaxo.com/signature?src=client_sig_212_1_banner_sig)>

SDR22258



Benchmark Association Services

August 1st, 2007

Councilman Steve Wolfson
City of Las Vegas
400 East Stewart Ave.
Las Vegas, NV 89101

Dear Councilman Wolfson,

The West Sahara Community Association hereby expresses its opposition to the proposed five-story building on Lake Sahara Drive. Though we are comfortable with the square-footage they propose, we are opposed to the building's height. The proposed building would be incompatible with the character of our community for the following reasons:

1. There are no buildings in our community that are over two stories tall.
2. The closest five-story or higher building along Sahara is over six miles away (Palace Station).
3. The building would not be located on a major thoroughfare such as Sahara Avenue. Instead it would be situated within our community, on an interior street, and looming over many of our residences.
4. The nearest building above four stories is over three miles away on Alta at Charleston, and is far away from residential areas.
5. The architecture and appearance of our 22-year-old community is totally inconsistent with a high-rise building.
6. The proposed building with underground parking would occupy only 19% of the parcel, the rest being used for surface parking. The same square footage could easily be accommodated by a two-story building and still stay under the 50% maximum lot coverage. There would be no loss of parking because underground parking would replace surface parking in the expanded area.
7. And most importantly, at several homeowner meetings the residents of our community have overwhelmingly expressed their strong opposition to this proposal.

We are not against development in our community and we are not opposed to an office complex having the proposed square footage, in fact we would welcome it. But we believe a five-story building would forever change the character of our community and we therefore oppose the current plan. We would welcome an opportunity to work with the applicant to modify their design so that it is consistent with the community in which it will reside.

We wish to be good neighbors and hope they feel the same. We stand ready to work with the applicant in the spirit of cooperation.

Respectfully,

The West Sahara Community Association Board of Directors:

Eric Lundgaard, President
June Brooks, Vice President
Sharon Silva, Secretary/Treasurer
Lisa Wetzel, Director
Bob Ranfone, Director

cc: Margo Wheeler
City of Las Vegas Planning Director
731 South Fourth Street
Las Vegas, NV 89101

Corporate Office 1515 E. Tropicana Ave., Suite 350 A Las Vegas, Nevada 89119

702.795.3344

702.795.3346

West Las Vegas Office 8685 W. Sahara, Suite 200 Las Vegas, Nevada 89117

702.795.3344

702.933.4876

www.benchmarkproperties.net

 **Associa[®]**
Benchmark Association Services

August 1st, 2007

Mayor Oscar Goodman
City of Las Vegas
400 East Stewart Ave.
Las Vegas, NV 89101

Dear Mayor Goodman,

The West Sahara Community Association hereby expresses its opposition to the proposed five-story building on Lake Sahara Drive. Though we are comfortable with the square-footage they propose, we are opposed to the building's height. The proposed building would be incompatible with the character of our community for the following reasons:

1. There are no buildings in our community that are over two stories tall.
2. The closest five-story or higher building along Sahara is over six miles away (Palace Station).
3. The building would not be located on a major thoroughfare such as Sahara Avenue. Instead it would be situated within our community, on an interior street, and looming over many of our residences.
4. The nearest building above four stories is over three miles away on Alta at Charleston, and is far away from residential areas.
5. The architecture and appearance of our 22-year-old community is totally inconsistent with a high-rise building.
6. The proposed building with underground parking would occupy only 19% of the parcel, the rest being used for surface parking. The same square footage could easily be accommodated by a two-story building and still stay under the 50% maximum lot coverage. There would be no loss of parking because underground parking would replace surface parking in the expanded area.
7. And most importantly, at several homeowner meetings the residents of our community have overwhelmingly expressed their strong opposition to this proposal.

We are not against development in our community and we are not opposed to an office complex having the proposed square footage, in fact we would welcome it. But we believe a five-story building would forever change the character of our community and we therefore oppose the current plan. We would welcome an opportunity to work with the applicant to modify their design so that it is consistent with the community in which it will reside.

We wish to be good neighbors and hope they feel the same. We stand ready to work with the applicant in the spirit of cooperation.

Respectfully,

The West Sahara Community Association Board of Directors:

Eric Lundgaard, President
June Brooks, Vice President
Sharon Silva, Secretary/Treasurer
Lisa Wetzel, Director
Bob Ranfone, Director

cc: Margo Wheeler
City of Las Vegas Planning Director
731 South Fourth Street
Las Vegas, NV 89101

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702.795.3344 702.795.3346

West Las Vegas Office 8685 W. Sahara, Suite 200 Las Vegas, Nevada 89117

702.795.3344 702.933.4876

www.benchmarkproperties.net

SDR 22258

7/31/07

COUNCILMAN STEVE WOLFSON
CITY OF LAS VEGAS
400 EAST STEWART AVE.
LAS VEGAS, NEVADA 89101

MARGO WHEELER
CITY OF LAS VEGAS PLANNING DIRECTOR
731 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101

THE LAKES ASSOCIATION-DIRECTORS
1515 E TROPICANA AVE. SUITE 350A
LAS VEGAS, NEVADA 89119

THE RESIDENTS, OF THE LAKES ASSOCIATION, FIND IT CHALLENGING "THE LAKES BOARD OF DIRECTORS" TAKE IT UPON THEMSELVES TO MAKE USE OF THE LAKES ASSOCIATION TO EXPRESS THEIR FEELINGS AS CAMPAIGN, OF NOT ALL THE HOA RESIDENTS AND THE HOA FUNDS OF THE ASSOCIATION, INCLUDING MAILINGS, TO SEND CORRESPONDENCE WITHOUT REGARDS TO THE APPROVAL OF IT'S MEMBERS AS THE RESIDENTS, THE "MEMBERS OF THE LAKES ASSOCIATION".

IT'S BEEN THE ASSOCIATION MEMBERS UNDERSTANDING, MATTERS NOT RELATED TO THE HOMEOWNERS ASSOCIATION, AND THEIR MEMBERS FUNDS ARE NOT PERMITTED TO SPEAK FOR US OR USE AS A GROUP TO SUPPORT OUTSIDE MATTERS THAT DO NOT CONCERN THE "OPERATION OR PURPOSE" OF THE HOA ASSOCIATION AS INDIVIDUAL CAMPAIGNS.

WITH THIS COPY, WE THE CONCERNED NEIGHBORS, OF THE LAKES ASSOCIATION, DISAGREE TO THE STATEMENTS OF; A). "NO BUILDINGS IN OUR COMMUNITY OVER TWO STORIES", SOME HOMES ARE BUILT WITHIN THE LAKES ASSOCIATION ARE OVER 3 STORIES. B). THOROUGHFARE WOULD NOT INTERFERE WITH THE ASSOCIATION. CITI BANK DOES NOT! C). BUILDING ABOVE FOUR STORIES IS THREE MILES AWAY IS NOT TRUE, THIS BUILDING WOULD NOT BLOCK ANY VIEWS OF HOMES WITHIN THE AREA AND THEIR ARE THREE STORIES + HOMES IN THIS AREA. D). FIND THE PARKING **TO BE OF NO PROBLEM AS FOUND WITH CITI BANK'S PARKING, NO PROBLEMS.** E). SEVERAL HOMEOWNER MEETINGS HAVE NOT EXPRESSED THE MAJORITY TO THE OPPOSITION OF THIS PROPOSED BUILDING. AGAIN, ASSOCIATION IS NOT ALLOWED TO SPEAK FOR IT'S MEMBERS!

THE CONCERNED NEIGHBORS FEELS, THE LAKES BOARD OF DIRECTOR, ONLY GO UP AGAINST THE PROPOSED BUILDING, BECAUSE THEY WILL NOT HAVE CONTROL AS AN ASSOCIATION, BUILDING WOULD NOT BELONG TO ANY ASSOCIATION FOR CONTROLS AND OR ASSOCIATION FEES.

LAKES ASSOCIATION CONCERNED NEIGHBORS.

7-30-07

COUNCILMAN STEVE WOLFSON
CITY HALL
400 STEWART AVE
LAS VEGAS, NV. 89101

RE: APN 163-08-513-003
PROPOSED 5 STORY BUILDING AT SAHARA
& LAKE EAST DRIVE.

WE ARE PROTESTING THE PROPOSED
5 STORY BUILDING NEAR CITICORP.
WE CAN LIVE WITH A 3 STORY HIGH
BUILDING.

RESPECTFULLY

Wayne A Schmidtberger
WAYNE A. & PATRICIA SCHMIDTBERGER

RECEIVED
CITY CLERK

2007 AUG - 9 A 8:11

W.A. SCHMIDTBERGER
3084 WATERSIDE CIR
LV. NV. 89118

SDR-22258

8-1-01

WOLFSON

SUBJECT: PROPOSED 5 STORY BLDG
ON LAKE SAHARA DR.

OUR ASSOCIATION HAS SENT US A COPY THE
PROPOSAL (SDR-22258) TO BUILD,

WE ARE ALSO OPPOSED TO A BUILDING MORE
THAN TWO STORIES HIGH WITHIN "THE LAKES"
COMMUNITY.

Nell M Bender
Ronald C. Bender

3005 WATERSIDE DR
LAS VEGAS, NV 89117

RECEIVED
CITY CLERK
2001 AUG -9 A 8:10

July 21, 2007

Mr. Larry Harala
City Council Liaison (for Steve Wolfson)
City Hall
400 Stewart Avenue
Las Vegas, NV 89101

Dear Mr. Wolfson:

We are residents of The Lakes at Laguna Bay Estates.

Recently, we heard that a 5-story office building is being planned for the area adjacent to the Citi Bank on Lake Sahara. The developer also has plans for three 1 story office buildings leading down to Lake North street, and then around the corner. While we, the residents, would like to see that area built out, we are concerned for the extreme height of the building that is planned for five stories in height.

Please understand we are not opposed to having an office building that conforms to the height of all other commercial entities within The Lakes. This way, the general appearance and ambiance of The Lakes is preserved.

The staff of the planning department for the city of Las Vegas stated in their research "the proposed five-story office building is compatible with the surrounding office buildings and with "The Lakes" master planned area". We totally disagree with this statement. One has to drive three miles east on Sahara to get to the first building over two stories, which is the Nevada Power building, and that is only three stories.


This building is advertising sales of their office condos with "golf course" views and lake views. It appears the developer is looking to capitalize on the lake view and golf course view, all because he'll be permitted to tower over everybody.

Please take this letter as our formal protest to the height (five stories) of the building.

We hope this protest letter will be given its due consideration.

Thank you.

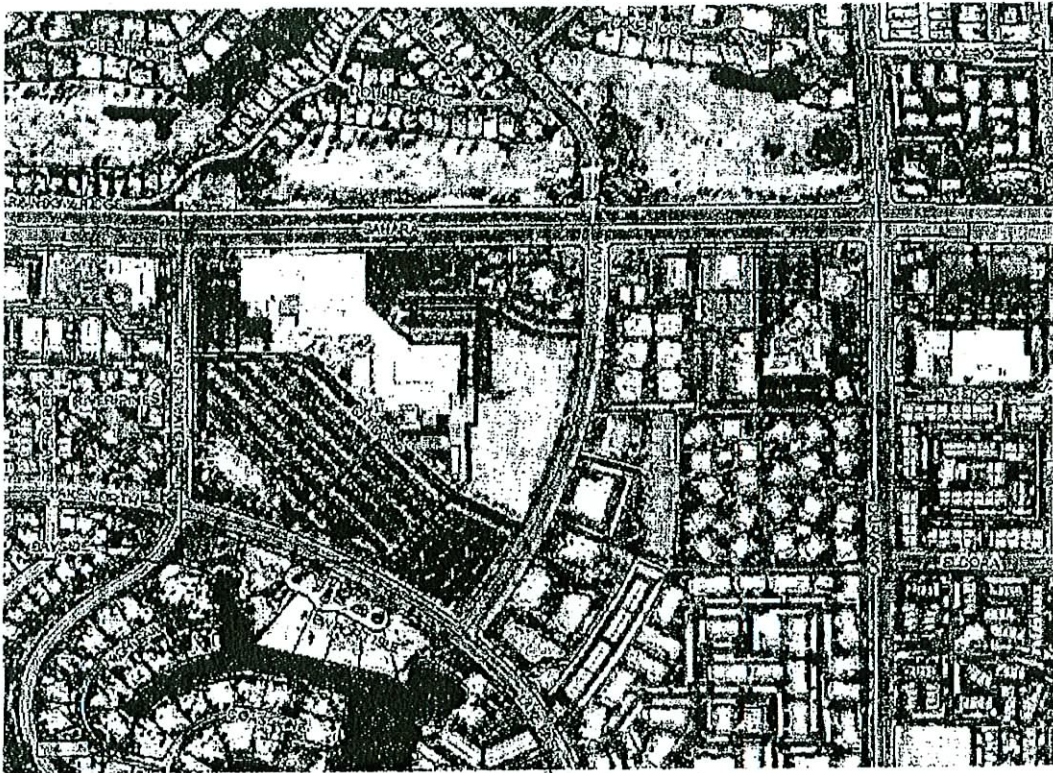
Sincerely,


Carolyn and Henry Dee
8704 Carlitas Joy Court
Las Vegas, NV 89117

RECEIVED
CITY CLERK
2007 AUG -9 A 8:10

50R-22258

I object to the proposal to build a 5 story, 81 foot high office building on the parcel APN 163-08-513-003. As proposed the building is not compatible with the surrounding office buildings and with "The Lakes" master planned area. I would support an office building on this site no higher than the adjacent Citibank office building.

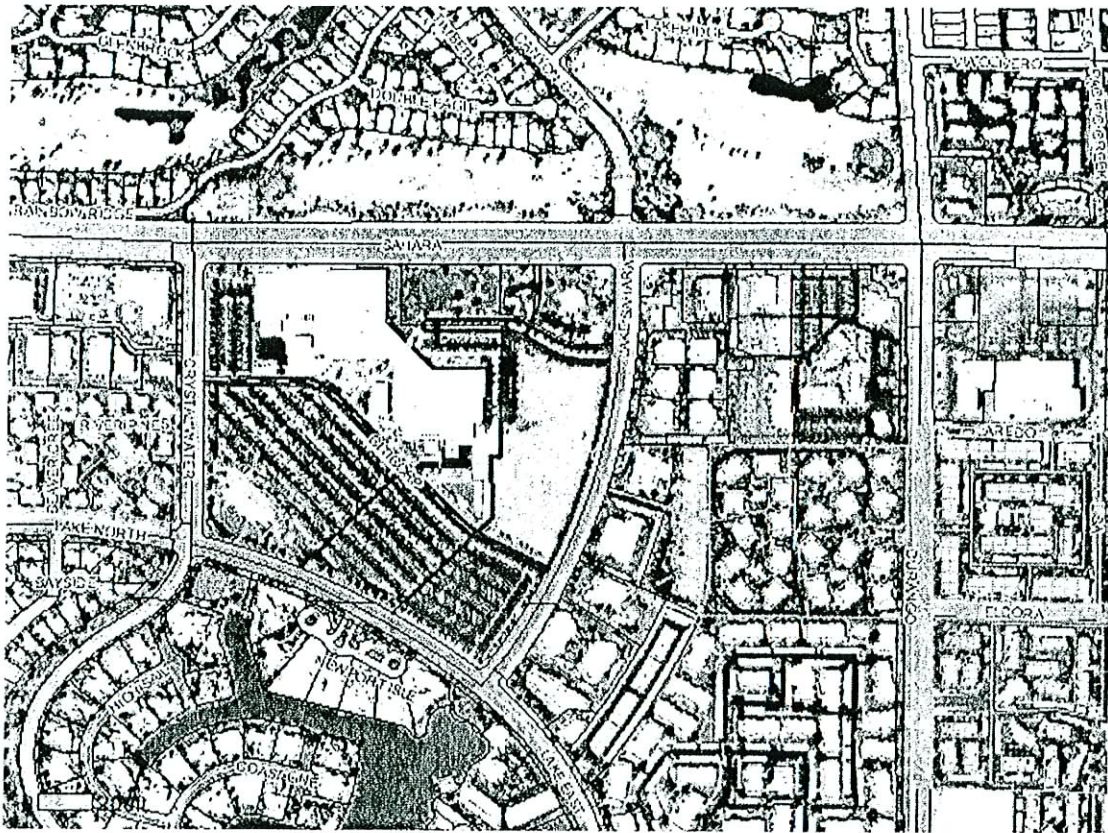


NAME	ADDRESS
1. Beverly Schuetz	9741 Sierra Mesa ave
2. Hazel Handley	9613 Swan Bay Dr.
3. Robert Handley	9613 Swan Bay Dr.
4. Erlene S. English	3125 Waterside Circle
5. Ernest C. English	3125 waterside Circle
6. Joseph G. Laine	1721 Monado Hills Ln. 89128
7. Mary C. Laine	1721 Monado Hills Lane. 89128
8. Alfred C. Duchene	3725 Bradley Ln. 89130
9. Beverly Duchene	3725 Bradley Rd Ln. W.
10. _____	_____

Submitted at Planning Commission

Date 8/9/07 Item # 6

I object to the proposed building of a 5 story, 81 foot high office building on the parcel APN 163-08-513-003. The proposed site is on Lake Sahara Dr.+ between Sahara Ave. and Lake East Dr. As proposed the building is not compatible with the surrounding office buildings and with "The Lakes" master planned area. I would support an office building on this site no higher than the adjacent Citibank office building.



NAME
1. EDWARD F. KULAS

ADDRESS
9124 PROSPECTORS COVE

NOTE - 1

2. ~~Edward Bond~~

9129 Prospector's Cove

3. ~~Mary A. Keras~~

9116 Prospectors Cove

4. ~~John Heffern~~

9125 Prospectors Cove

5. WALLACE KOLBERG

3104 HARBOURSIDE DR

6. Ted Jocquet

9108 PROSPECTIONS COVE

7. ~~Howard Perkins~~

9121 Prospectors Cove RP

8. ~~George Carter~~

9117 PROSPECTORS COVE DR - 89117

9. ~~John~~

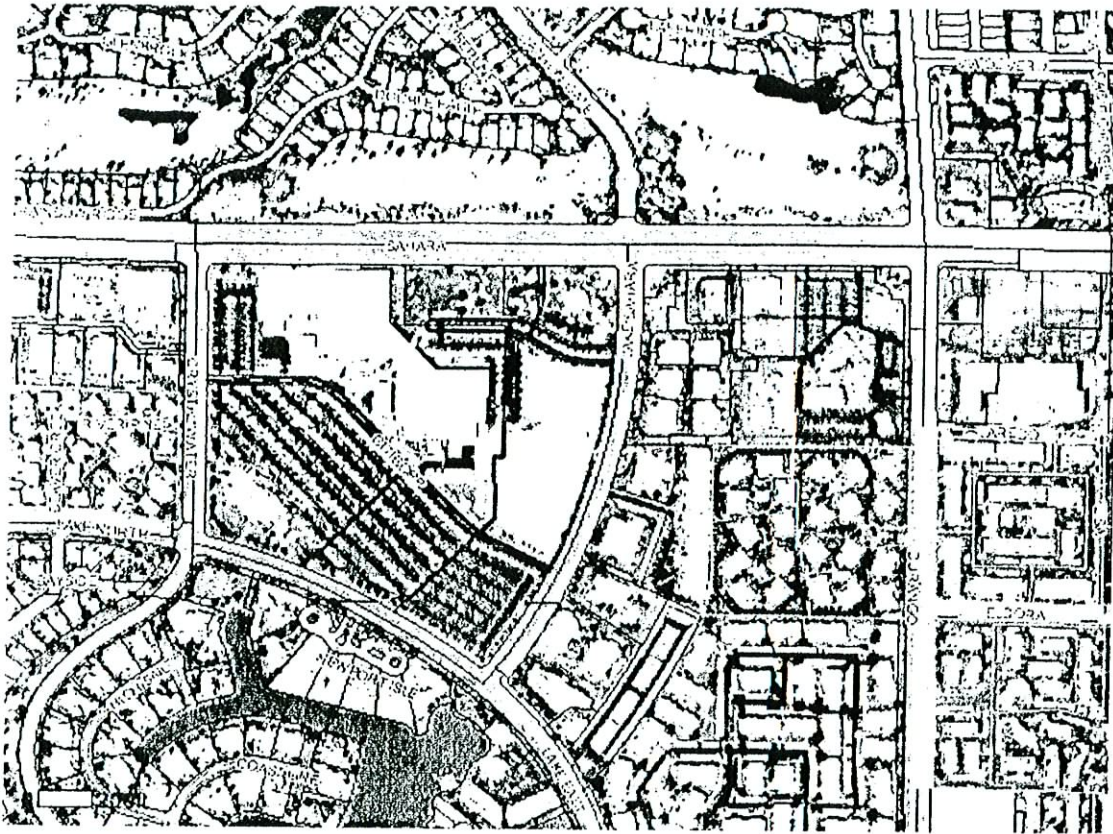
9100 Prospectors Cove 89117

10. ~~Raymond~~

9112 EMERALD VISTA 89117

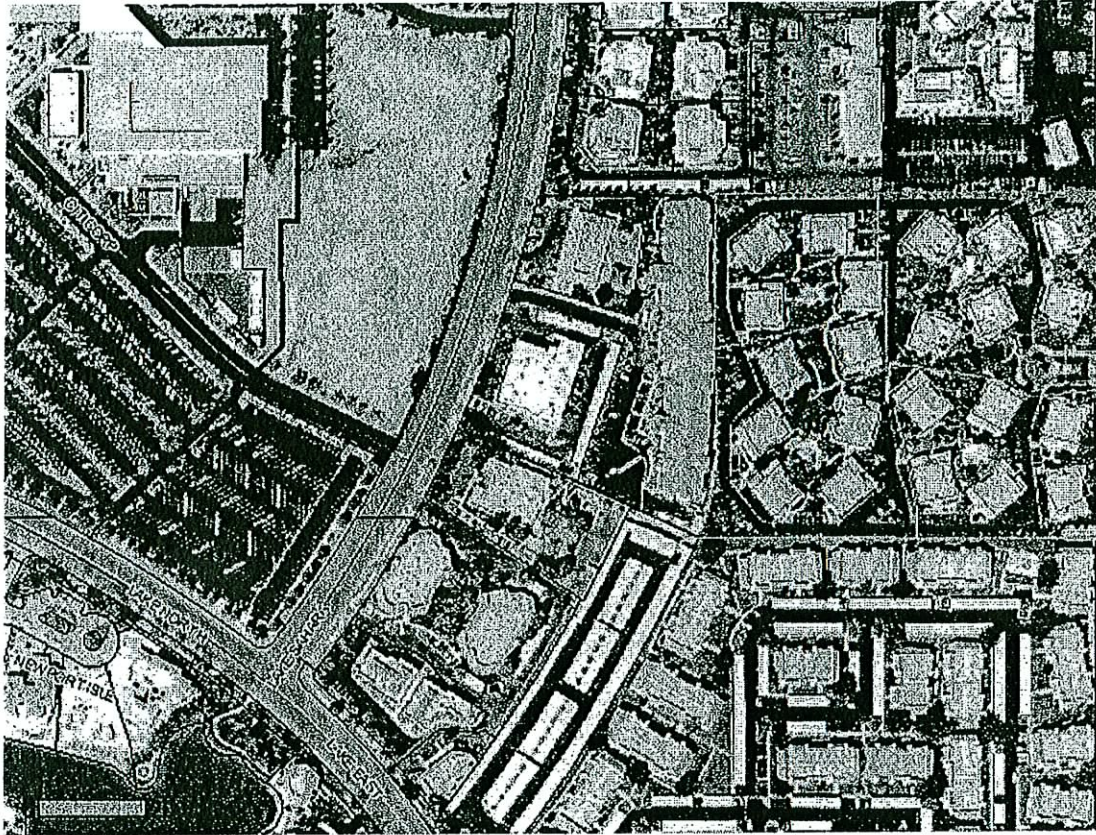
11 BUILDING SHOULD BE LIMITED TO 2 STORY

I object to the proposed building of a 5 story, 81 foot high office building on the parcel APN 163-08-513-003. The proposed site is on Lake Sahara Dr.+ between Sahara Ave. and Lake East Dr. As proposed the building is not compatible with the surrounding office buildings and with "The Lakes" master planned area. I would support an office building on this site no higher than the adjacent Citibank office building.



NAME	ADDRESS
1. Andrew R. Nif	9120 Kettle Creek 89117
2. Lawrence T. Goodwin	1908 TIBET CT 89117
3. Oscar Mims	1909 TIBET CT. 89117
4. Sarah Zita	1905 Tibet Ct 89117
5. Mayme H. Davies	9224 Amber Vista Dr
6. A. Barnett	9000 COVERED WAGON AVE
7. Rogers Tyler	9112 Covered Wagon Ave.
8. Blake Jackson	8740 Rainbow Ridge Dr.
9. Paul Jackson Sr.	8740 Rainbow Ridge Dr.
10. Henry Della Winfield	1540 Castle Crest Dr.

I object to the proposal to build an 81 foot high office building on the parcel APN 163-08-513-003. As proposed the building is not compatible with the surrounding office buildings and with "The Lakes" master planned area. I would support an office building on this site no higher than the adjacent Citibank office building.

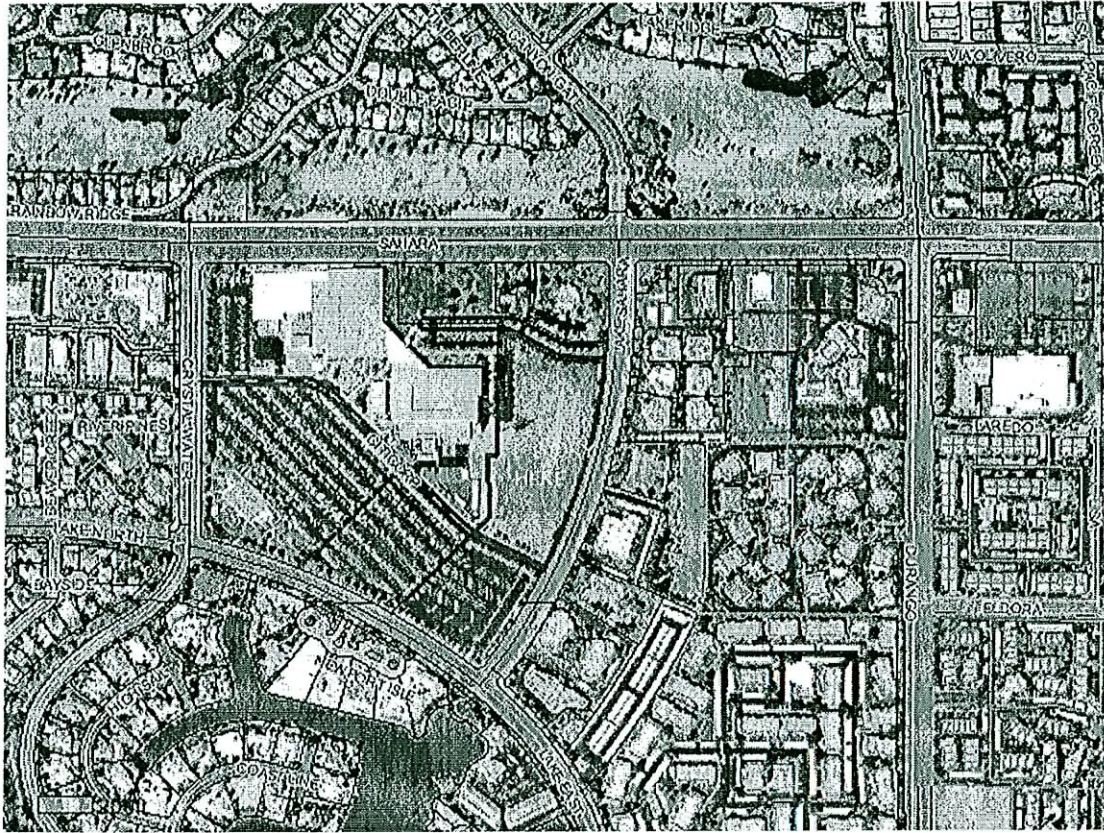


NAME
1. <u>SHERREY RICKARD-KUEHN</u>
2. <u>Evelyn Ruzja</u>
3. <u>Myma Adan</u>
4. <u>KIRBY COLEMAN</u>
5. <u>MICHELE RIZZA</u>
6. <u>CELIA DOBBINS</u>
7. <u>Jessica Peek</u>
8. _____
9. _____
10. _____

ADDRESS
<u>9721 HORIZON HILLS DR. 89117</u>
<u>5221 SANDY CACTUS LN LV 89149</u>

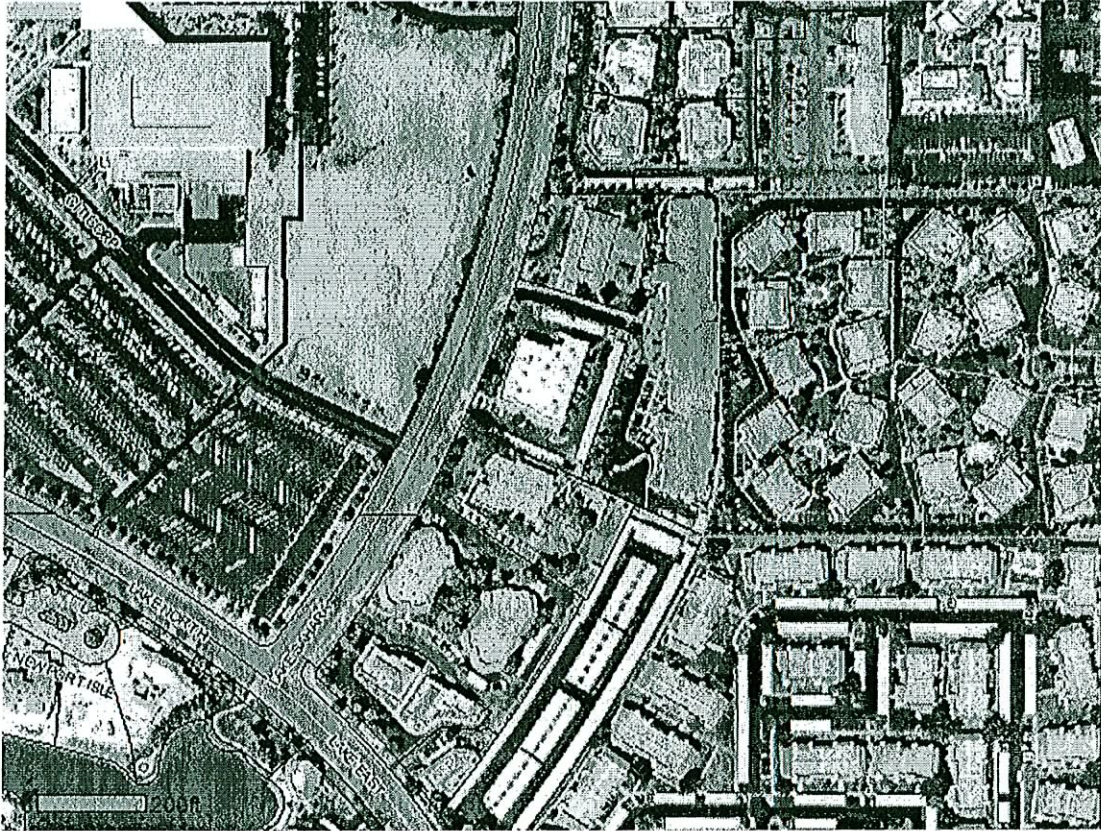
<u>10276 PIONEER TRAIL BLVD 89135</u>
<u>8029 GOLFERS OASIS DR 89149</u>
<u>522 SANDY CACTUS LN 89149</u>
<u>8543 OCOTILLO SPRINGS CIR. 89147.</u>

I object to the proposed building of a 5 story, 81 foot high office building on the parcel APN 163-08-513-003. The proposed site is on Lake Sahara Dr.+ between Sahara Ave. and Lake East Dr. As proposed the building is not compatible with the surrounding office buildings and with "The Lakes" master planned area. I would support an office building on this site no higher than the adjacent Citibank office building.



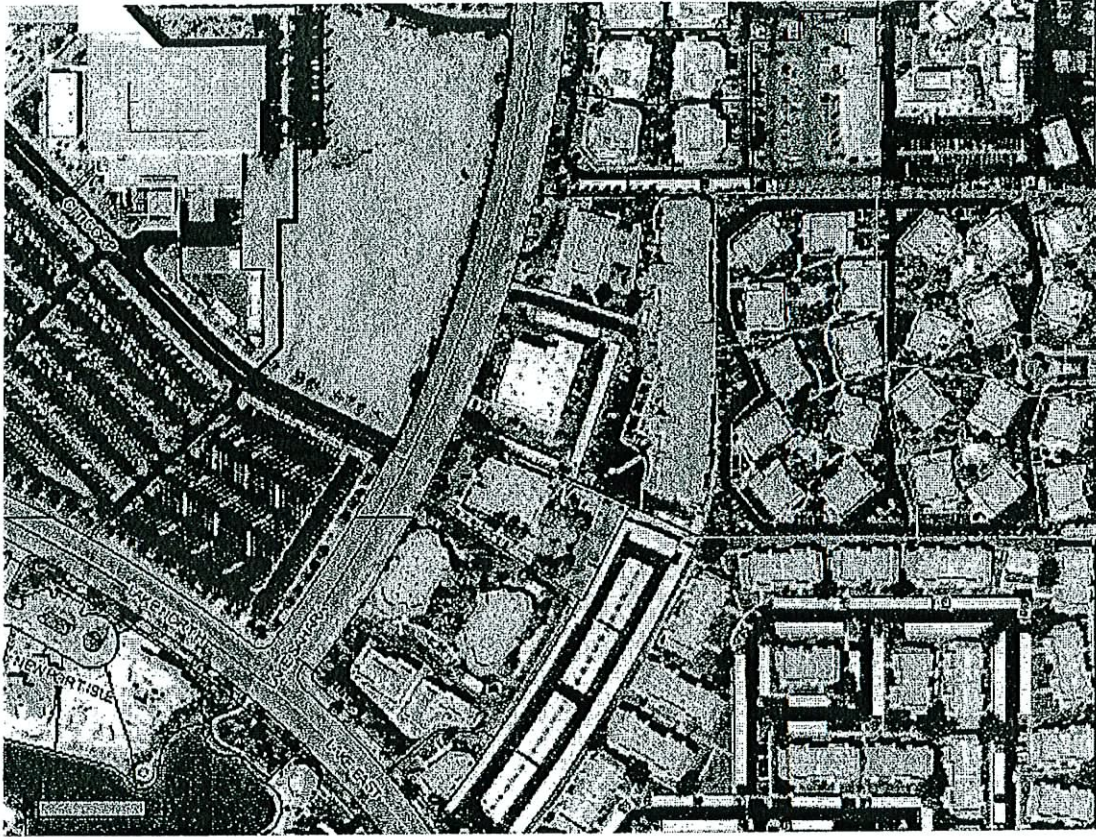
NAME	ADDRESS
1. David L. Forkner Jr.	3000 Island View Ct 89117
2. Cynthia Colletti	3000 Island View Ct. 89117
3. Annelie Majari	3001 Island View Ct 89117
4. Briden Antoin	3001 Island View Ct 89117
5. Guacamel J. J. J. J.	3137 Beach View Ct, L.V 89117
6. _____	_____
7. _____	_____
8. _____	_____
9. _____	_____
10. _____	_____

I object to the proposal to build an 81 foot high office building on the parcel APN 163-08-513-003. As proposed the building is not compatible with the surrounding office buildings and with "The Lakes" master planned area. I would support an office building on this site no higher than the adjacent Citibank office building.



NAME	ADDRESS
1. <u>Nancy Kinder</u>	<u>8805 Bayside</u>
2. <u>[Signature]</u>	<u>" " "</u>
3. <u>Kath Morgan</u>	<u>8808 Bayside Cir -</u>
4. <u>[Signature]</u>	<u>3020 HARBORSIDE DR.</u>
5. <u>Christopher J. Jaramillo</u>	<u>7150 Groveport Ct.</u>
6. _____	_____
7. _____	_____
8. _____	_____
9. _____	_____
10. _____	_____

I object to the proposal to build an 81 foot high office building on the parcel APN 163-08-513-003. As proposed the building is not compatible with the surrounding office buildings and with "The Lakes" master planned area. I would support an office building on this site no higher than the adjacent Citibank office building.



1. NAME Philayne Kile
2. Kathy Andrews
3. Micho Bruce
4. Lois Heidel
5. Vautsa Fink
6. _____
7. _____
8. _____
9. _____
10. _____

L.V. NV

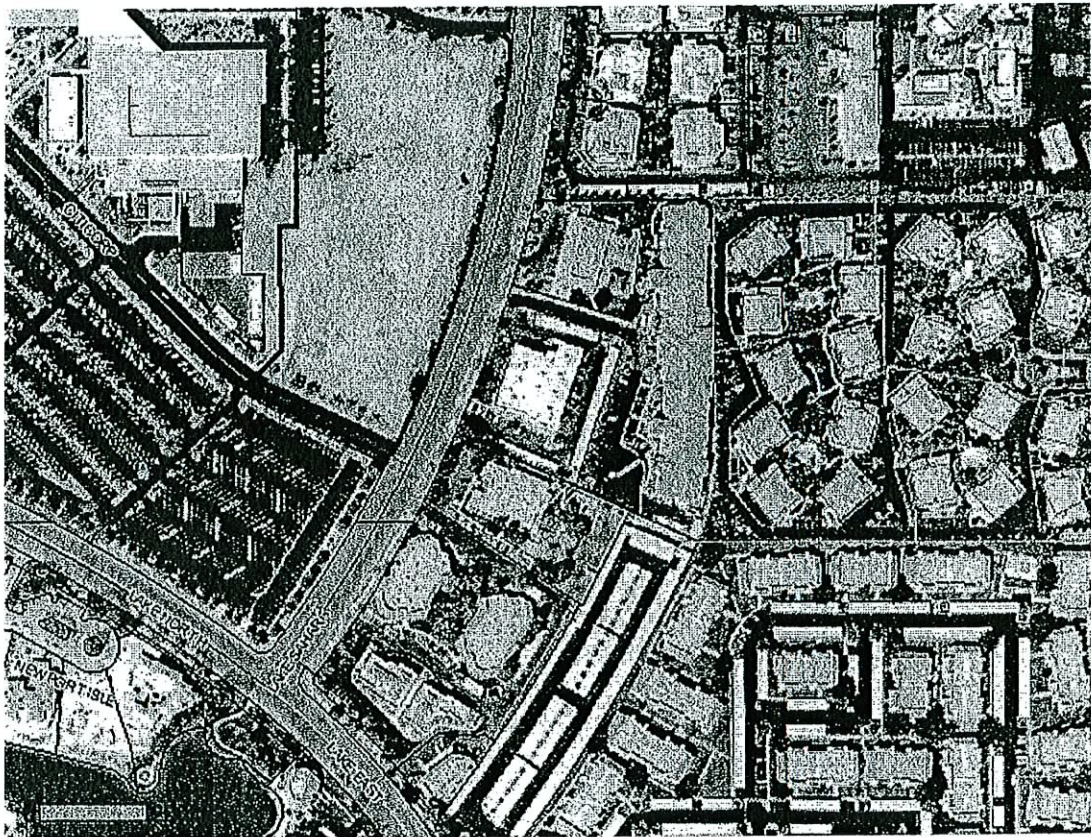
ADDRESS
3972 Red Rock St 89103
4828 BLAEBURN DR. LV NV 89130
4881 MAURICK ST. LV. 89130
10300 Button Willow Dr. LV. 89134
5133 San Francisco Lane

An aerial photograph of a residential development in the Bronx, New York. The image shows a large, modern building complex with a central courtyard and parking lots. The surrounding area includes streets, other buildings, and green spaces. The text 'BRONX' is visible in the bottom left corner.

10. _____

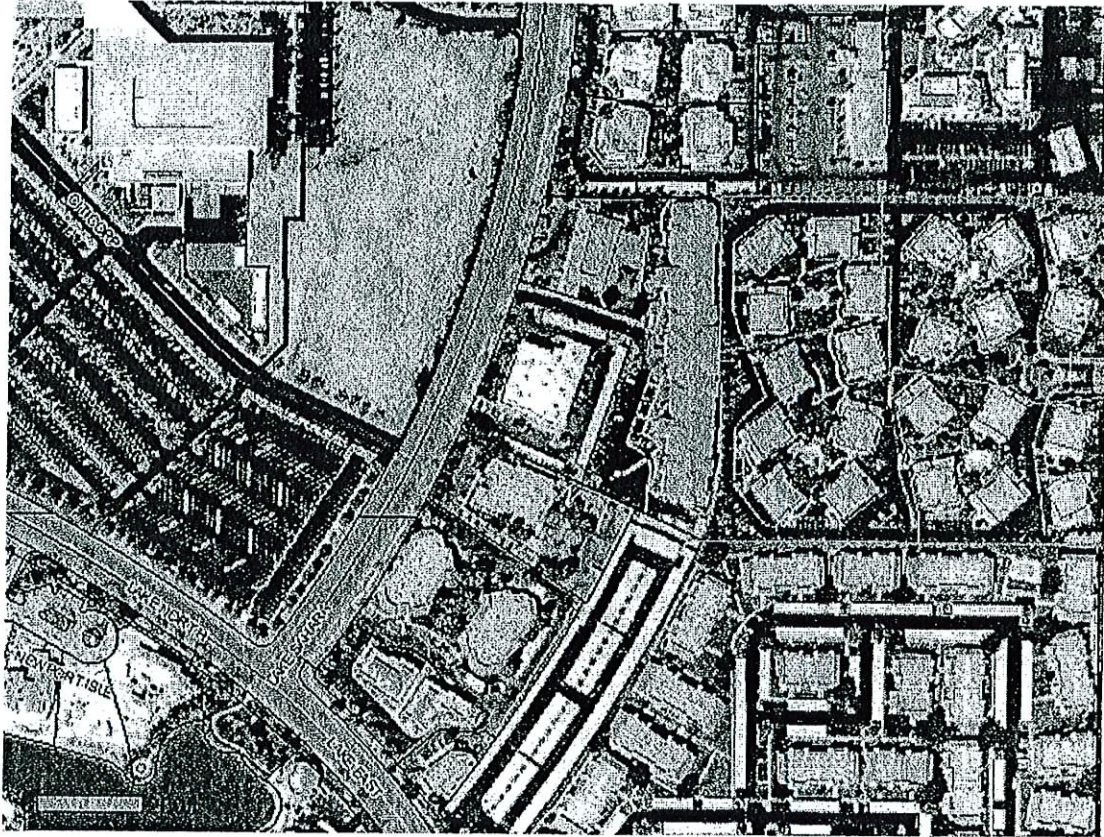
3045 Rosanna St 89117

I object to the proposal to build an 81 foot high office building on the parcel APN 163-08-513-003. As proposed the building is not compatible with the surrounding office buildings and with "The Lakes" master planned area. I would support an office building on this site no higher than the adjacent Citibank office building.



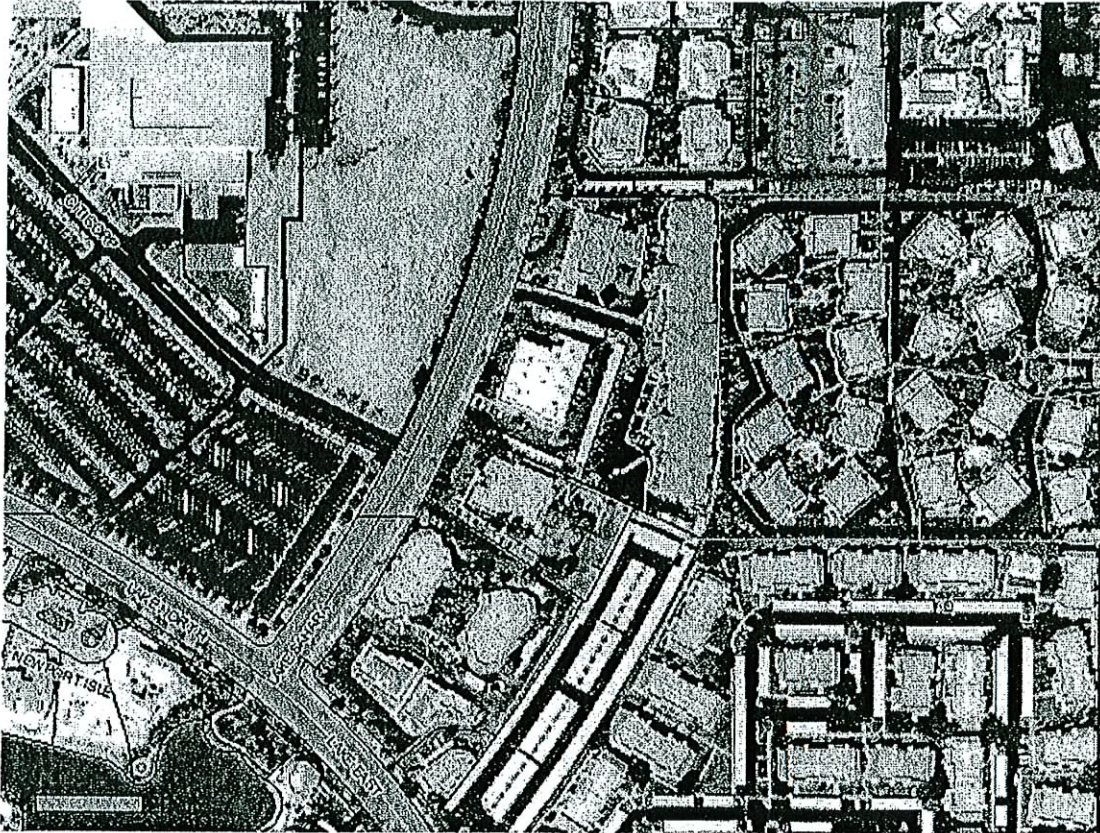
- | NAME | ADDRESS |
|-----------------------------|--|
| 1. <u>Christina Mangino</u> | <u>7724 Desert Delta Dr</u>
<u>Las Vegas NV 89128</u> |
| 2. <u>Jean Summitt</u> | <u>2328 Brighton Shore St - LV NV 89128</u> |
| 3. _____ | _____ |
| 4. _____ | _____ |
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| 9. _____ | _____ |
| 10. _____ | _____ |

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NAME	ADDRESS
1. <u>Donna Roberts</u>	<u>3201 Grey Dolphin Dr</u>
2. <u>John Blair</u>	<u>3209 Grey Dolphin Dr</u>
3. _____	_____
4. _____	_____
5. _____	_____
6. _____	_____
7. _____	_____
8. _____	_____
9. _____	_____
10. _____	_____

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NAME	ADDRESS
1. VALERIE E WEBER	10001 HARPOON CIRCLE vweber@asm.state.nv.us
2. Shirley Blair	3209 Grey Dolphin Dr. 89117
3. Diane Roden	3205 Grey Dolphin Dr. 89117
4. Richard B. Grant	3205 Grey Dolphin Dr. 89117
5. John H. H.	3217 GREY DOLPHIN DR
6. Janet L. L.	3217 Grey Dolphin Dr
7. Georgina Ford	3204 Grey Dolphin Dr. 89117
8. Thomas L.	3204 Grey Dolphin Dr 89117
9. ROLAND R. BELL	3221 GREY DOLPHIN DR. 89117
10. DONNA BELL	3221 GREY DOLPHIN DR 89117

August 8, 2007

Oscar B Goodman, Mayor
City of Las Vegas
731 S 4th St
Las Vegas, NV 89101

Dear Mayor Goodman:

I am writing to you and members of the Las Vegas City Council in **opposition to Item SDR-22258**, scheduled for hearing, August 9, 2007, at the Las Vegas Planning Commission meeting, namely **the proposed five story office building in the heart of the Lakes**. I became aware of this project by alert neighbors on August 3rd.

Since I am unable to appear that day I wish that my letter of opposition be included in the record for that meeting and upcoming City Council meeting in September featuring this project by Margel, LLC (currently in default of its filed documents with the Secretary of State's office – August 1, 2007).

The July 12, 2007, recommendation by City of Las Vegas staff to erect a **five story office building is inappropriate** to the pristine skyline of the Lakes and surrounding area. I am astonished that staff conducted a field study and recommended that this project was "compatible with adjacent development and development in the area." **No structure taller than two stories is apparent for miles around the area.**

I have lived in the Lakes for 11 years now and have represented adjacent Assembly District 5 in the Nevada State Legislature about half of that time. In speaking to my many neighbors and constituents in the area, I have found yet anyone to support this **aberrant five story structure.**

Please don't misunderstand; we are not against the project. **The height needs to be reduced to be compatible with the surrounding neighborhoods and office buildings.**

Thank you for your time and attention to this matter.

Valerie E Weber
Nevada Assemblywoman
Clark County District 5
702.338.8452

Submitted at Planning Commission

Date 8/9/07 Item # 6

Dorothy Marsili

From: Doug Rankin
Sent: Tuesday, July 10, 2007 10:08 AM
To: Dorothy Marsili
Cc: Andy Reed
Subject: FW: Citizen protest on SDR 22258

-----Original Message-----

From: Margo Wheeler
Sent: Tuesday, July 10, 2007 10:04 AM
To: Doug Rankin
Subject: FW: Citizen protest on SDR 22258

-----Original Message-----

From: Larry Harala
Sent: Tuesday, July 10, 2007 8:51 AM
To: Margo Wheeler
Subject: Citizen protest on SDR 22258

From: mdkravec[SMTP:VEGASELVISRENO@EARTHLINK.NET]
Sent: Friday, June 29, 2007 7:31:21 PM
To: Steve Wolfson
Subject: 5 story glass building on Sahara and Lake Sahara Auto forwarded by a Rule

Councilman Wolfson,

I understand that a 5 story glass building will be build on the corner of Sahara and Lake Sahara. I also understand that the West Sahara Community will have no control or approval over this building.

I believe that Sahara and Lake Sahara will have issues handling the traffic from this new building.

It will interfere with our peaceful residential area.

Children walking to school from the Durango apartments will need crossing guards and those of us who walk through there in the mornings will experience more pollution.

In addition, there have been built many buildings along Sahara west to Fort Apache and the businesses have not lasted. I believe that this area is for day workers and not night restaurant dining. Two buildings west of Dr Beckwith's office have had many owners or renters.

Lastly, there is a day care and a nursing home across the street on Lake Sahara will experience dust while building and traffic issues afterwards.

What kind of establishment will this be? Will the company be working 24/7? I would like to see our area remain residential and not full of traffic.

Please consider the feelings of those of us who live in this area because many buildings are constructed and then abandoned because of businesses failing or rent being too high.

Sincerely,

Diane Kravec
James Hellard
2925 Crystal Bay Drive
cell: 271-9028

Dorothy Marsili

From: Doug Rankin
Sent: Tuesday, July 10, 2007 10:08 AM
To: Dorothy Marsili
Cc: Andy Reed
Subject: FW: Citizen protest on SDR 22258

-----Original Message-----

From: Margo Wheeler
Sent: Tuesday, July 10, 2007 10:07 AM
To: Doug Rankin
Subject: FW: Citizen protest on SDR 22258

-----Original Message-----

From: Larry Harala
Sent: Tuesday, July 10, 2007 9:44 AM
To: Margo Wheeler
Subject: Citizen protest on SDR 22258

-----Original Message-----

From: dgfordham@yahoo.com [mailto:dgfordham@yahoo.com]
Sent: Monday, July 09, 2007 8:05 PM
To: Councilman Steve Wolfson
Subject: Internet Submission - Proposed 5 Story Office Building at the Lakes

Citizen Name: David Fordham

Email: dgfordham@yahoo.com

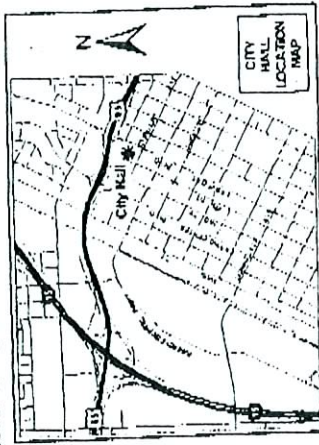
Comments: The Lakes was one of the earliest planned communities in the Las Vegas Valley. It was primarily a residential development orientated around a man made lake with a small amount of commercial (primarily 2-story office-no 3 story) located directly on Sahara as a buffer. The approval of a 5 story office building at the proposed site allows a building that is completely out of character with the surrounding area. The closest 3 story or higher building to this site is 2 ½ miles away at Rampart and Alta or Palace Station on W. Sahara. The rules that permit the approval of this building completely ignore the existing character of the neighborhood. Please restrict the height of this proposed building to more than the existing height of the Citibank building.

We were told at a meeting with the developer on July 9, 2008 that this building was modeled after an existing building at the intersection of Camelback & Scottsdale in Phoenix. If you Google Earth this intersection it is plain to see that this is the intersection of two major roads in a very commercial area-not like the proposed location in the Lakes.

Date: 7/9/2007 8:05:28 PM

U.S. POSTAGE
00.41
H METER 7173B3
LAS VEGAS NV
JUN 29 07

Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268.

I SUPPORT
this Request

I OPPOSE
this Request

16308502010
EDEN THOMAS L & THERESA E
2650 LAKE SAHARA DR #200
LAS VEGAS NV 89117-3451

SDR-22258

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James H. Bilbray

Nevada State Senate (1981-1986)
 U.S. Congress (1987-1995)
 U.S. Security Policy Advisory Committee (2000-2001)
 Advisory Board of the Export Import Bank (1995-1996)
 Board of Visitors USAF Academy (1990-1992)
 Board of Visitors USMA (1995-1999)
 University of Nevada Board of Regents (1968-1973)
 North Atlantic Assembly (NATO) (1989-1995)
 Member 2005 Base Closure and Realignment Commission (BRAC)
 Member California-Nevada High Speed Train Commission
 Member Board of Governors United States Postal Service

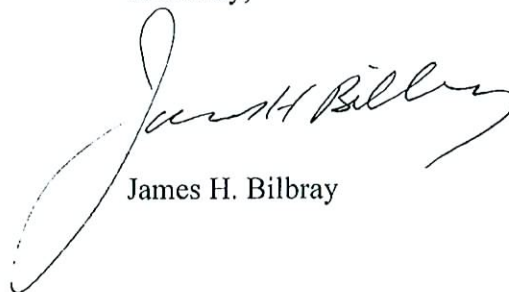
July 12, 2007

City of Las Vegas Planning Commission

I am writing in protest to the proposed 5 story high rise professional building on Lake North in the Lakes. As a state senator, I was present at the special session of the Nevada legislature that approved giving Citibank the right to operate interstate banking in Nevada. I remember the plans for the corner which were identical to what is presently on the Citibank site, and future stages would be identical and the same height. No where else in the area is there a building of this proposed height the nearest high rise of this type is on Sahara (the Nevada Power building) and miles away. On the north side of Sahara is Canyon Gate which build a high berm to give them privacy.

I do not object to professional offices on this site but such offices should be limited to a maximum of 3 stories to allow residents to continue to have their view of the mountains and privacy.

Sincerely,



James H. Bilbray

Submitted at Planning Commission

Date 7/12/07 Item #10
 SDR-22258

3800 Howard Hughes Parkway, Seventh Floor, Las Vegas Nevada 89169
 2111 Wilson Boulevard, Suite 850, Arlington, Virginia 22201

• Tel: (702) 792-7000 • Fax: (702) 796-7181
 • Tel: (703) 841-0626 • Fax: (703) 243-2874
 e-mail: jbilbray@kkbrf.com

P

3 Story or Taller Office Buildings on West Sahara

6226 W. Sahara—Nevada Power Building—3 or 4 stories

5440 W. Sahara—SCI 3 Office Bldgs(3 of them)—3 stories

5100 W. Sahara—Clark County School Admin. Bldg.-- 4 stories

3300 W. Sahara—Wells Fargo Bank Bldg.—4 stories ?

2700 W. Sahara—Bank of Nevada Bldg.—3 stories

2300 W. Sahara—US Bank Bldg.—12 stories ?

These buildings all front directly on Sahara not on a side street as proposed by this project.

Submitted at Planning Commission

Date 7/12/07 Item # 10

July 21, 2007

Las Vegas Planning Commission
Development Services
731 S. Fourth St.
Las Vegas, NV 89101

Gentlemen:

We are residents of The Lakes at Laguna Bay Estates.

Recently, we heard that a 5-story office building is being planned for the area adjacent to the Citi Bank on Lake Sahara. The developer also has plans for three 1 story office buildings leading down to Lake North street, and then around the corner. While we, the residents, would like to see that area built out, we are concerned for the extreme height of the building that is planned for five stories in height.

Please understand we are not opposed to having an office building that conforms to the height of all other commercial entities within The Lakes. This way, the general appearance and ambiance of The Lakes is preserved.

Your staff stated in their research "the proposed five-story office building is compatible with the surrounding office buildings and with "The Lakes" master planned area". We totally disagree with this statement. One has to drive three miles east on Sahara to get to the first building over two stories, which is the Nevada Power building, and that is only three stories.


This building is advertising sales of their office condos with "golf course" views and lake views. It appears the developer is looking to capitalize on the lake view and golf course view, all because he'll be permitted to tower over everybody.

Please take this letter as our formal protest to the height (five stories) of the building.

We hope this protest letter will be given its due consideration.

Thank you.

Sincerely,


Carolyn and Henry Dee
8704 Carlitas Joy Court
Las Vegas, NV 89117

2007-22258



Associa®

Benchmark Association Services

July 27, 2007

Councilman Steve Wolfson
City of Las Vegas
400 East Stewart Ave.
Las Vegas, NV 89101

Dear Councilman Wolfson,

The Lakes Association hereby expresses its opposition to the proposed five-story building on Lake Sahara Drive within "The Lakes" community (SDR-22258). Though we are comfortable with the square-footage they propose, we are opposed to the building's height. The proposed building would be incompatible with the character of our community for the following reasons:

1. There are no buildings in our community that are over two stories tall.
2. The closest five-story or higher building along Sahara is over six miles away (Palace Station).
3. The building would not be located on a major thoroughfare such as Sahara Avenue. Instead it would be situated within our community, on an interior street, and looming over many of our residences.
4. The nearest building above four stories is over three miles away on Alta at Charleston, and is far away from residential areas.
5. The architecture and appearance of our 22-year-old community is totally inconsistent with a high-rise building.
6. The proposed building with underground parking would occupy only 19% of the parcel, the rest being used for surface parking. The same square footage could easily be accommodated by a two-story building and still stay under the 50% maximum lot coverage. There would be no loss of parking because underground parking would replace surface parking in the expanded area.
7. And most importantly, at several homeowner meetings the residents of our community have overwhelmingly expressed their strong opposition to this proposal.

We are not against development in our community and we are not opposed to an office complex having the proposed square footage, in fact we would welcome it. But we believe a five-story building would forever change the character of our community and we therefore oppose the current plan. We would welcome an opportunity to work with the applicant to modify their design so that it is consistent with the community in which it will reside.

We wish to be good neighbors and hope they feel the same. We stand ready to work with the applicant in the spirit of cooperation.

Respectfully,

The Lakes Association Board of Directors:

Greg Toussaint, President
Burton Steinberg, Vice President
Willem Venter, Secretary & Treasurer
Harry Kallick, Director
Patrick Murphy, Director

cc: Margo Wheeler
City of Las Vegas Planning Director
731 South Fourth Street
Las Vegas, NV 89101

Corporate Office | 1515 E. Tropicana Ave., Suite 350 A | Las Vegas, Nevada 89119 | Telephone: 702.795.3344 | Fax: 702.795.3346

West Las Vegas Office | 8685 W. Sahara, Suite 200 | Las Vegas, Nevada 89117 | Telephone: 702.795.3344 | Fax: 702.933.4876

Web: www.benchmarkproperties.net



Associa®

Benchmark Association Services

July 27, 2007

Mayor Oscar Goodman
City of Las Vegas
400 East Stewart Ave.
Las Vegas, NV 89101

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cc: Margo Wheeler
City of Las Vegas Planning Director
731 South Fourth Street
Las Vegas, NV 89101

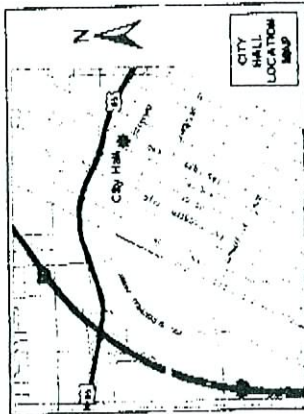
Corporate Office | 1515 E. Tropicana Ave., Suite 350 A | Las Vegas, Nevada 89119 | Telephone: 702.795.3344 | Fax: 702.795.3346

West Las Vegas Office | 8685 W. Sahara, Suite 200 | Las Vegas, Nevada 89117 | Telephone: 702.795.3344 | Fax: 702.933.4876

Web: www.benchmarkproperties.net

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Official Notice of Public Hearing



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I SUPPORT
this Request



I OPPOSE
this Request

SDR-22258

SDR-22258 0005

SDR-22258 0005



0041
METER 712003

Case: SDR-22258
16308510035
B J HAIRDESIGN CENTERS INC
2361 ACHILLES DR
LOS ANGELES CA 90046-1623

A